

FOR SALE / FOR LEASE

Hotel Land, Pad Drive-Thru & Shop Opportunities

NEC Ethanac Rd & Green Valley Pkwy | Perris, CA 92585



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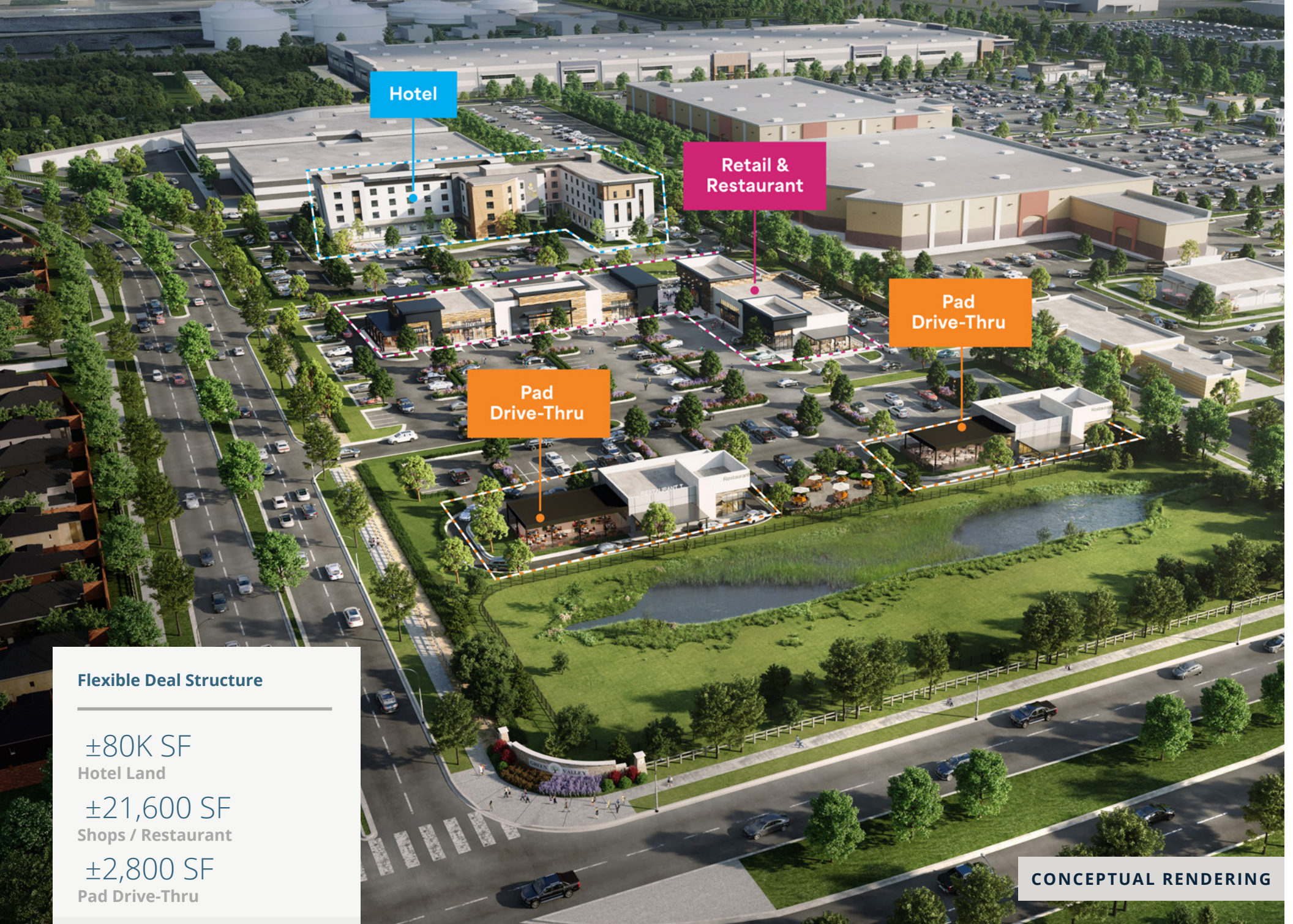
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Hotel

Retail & Restaurant

Pad Drive-Thru

Pad Drive-Thru

Flexible Deal Structure

±80K SF
Hotel Land

±21,600 SF
Shops / Restaurant

±2,800 SF
Pad Drive-Thru

CONCEPTUAL RENDERING

CONCEPTUAL SITE PLAN

DIGITAL FREEWAY
PYLON SIGNAGE



I-215 FWY (APPROX. 97,000 CPD)

PROPOSED HOTEL

PROPOSED RETAIL/
RESTAURANT

PROPOSED PAD DRIVE-THRU

WinCo
FOODS

Auto
Zone

Corky's

SEPTENBERS
INDOOR & GALLERY

DENTIST

DEL TACO

Carl's Jr.

JUST TIRES

jiffy lube

CIRCLE K

BANK OF AMERICA

Starbucks

Quick Quack
CAR WASH

ETHANAC RD (APPROX. 11,800 CPD)

Hotel Land, Pad Drive-Thru & Shop Opportunities

DESCRIPTION

- Mixed-use commercial project with pads, shop and hotel land available
- Flexible deal structure including Ground Lease, BTS, RBTS, Parcel Sale, etc.
- Major daytime population with over 125,000 people within 5 miles
- Underserved trade area
- Freeway digital pylon signage available
- High residential growth under construction to the west along Ethanac Rd

ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	3,304	43,220	161,401
2029 Projected Population	3,752	44,954	166,097
2024 Average Household Income	\$119,455	\$94,030	\$106,297
Daytime Population	3,595	37,429	129,540

Source: Esri

TRAFFIC COUNTS

I-215 Fwy approx. 97,000 cpd
Ethanac Rd approx. 11,800 cpd

Source: Costar & Landvision

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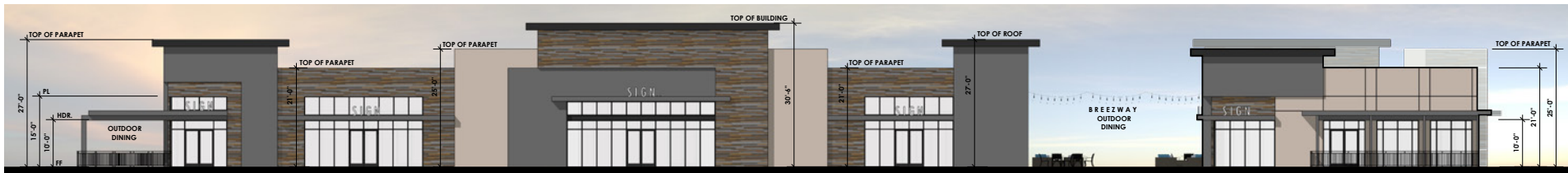
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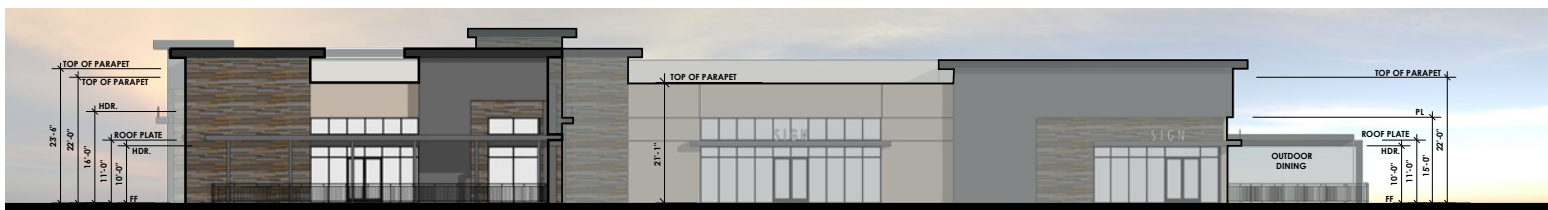




CONCEPTUAL RETAIL / SHOP RENDERING



SOUTH ELEVATION



WEST ELEVATION



CONCEPTUAL PAD DRIVE-THRU RENDERING



SOUTH ELEVATION



WEST ELEVATION



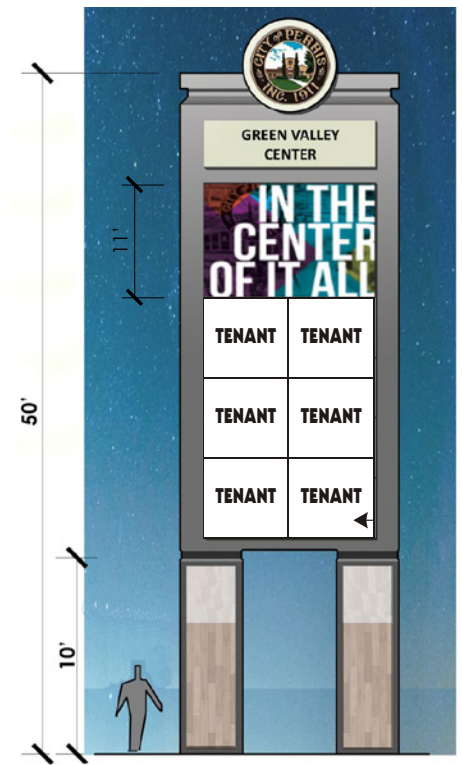
CONCEPTUAL HOTEL RENDERING



SOUTH ELEVATION



NORTH ELEVATION



**HIGHLY VISIBLE
DIGITAL PYLON
SIGNAGE ALONG THE
I-215 FREEWAY**



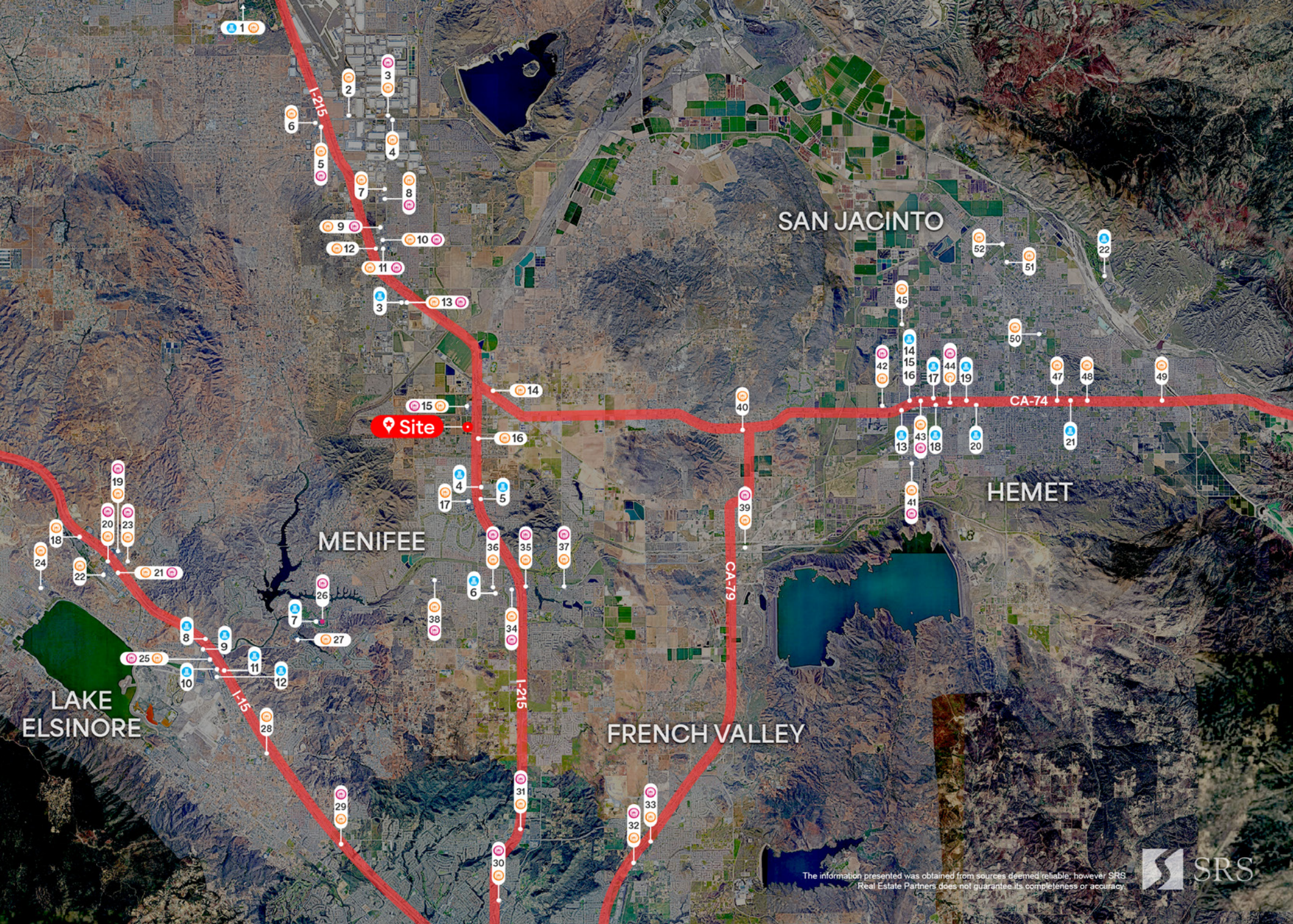
approx. 97,000 CPD

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Surrounding Fast Food / Pad Drive-Thru

1	In-N-Out Burger
2	Harry's Café
3	McDonald's, Starbucks
4	Del Taco, Farmer Boys
5	Jack in the Box
6	Farmer Boys
7	Wienerschnitzel, Jack in the Box
8	Little Caesars Pizza, KFC, Taco Bell
9	Wendy's, Panda Express, Starbucks
10	Burger King, Del Taco, Chick-fil-A
11	El Pollo Loco, Carl's Jr.
12	In-N-Out Burger
13	Jack in the Box, Popeyes Louisiana Kitchen, Del Taco, Gus Jr, Little Caesars Pizza
14	Jack in the Box
15	Del Taco, Carl's Jr., Starbucks
16	KFC
17	McDonald's, Jack in the Box
19	Starbucks, Del Taco, Popeyes Louisiana Kitchen, Wendy's, Burger King
20	Farmer Boys, El Pollo Loco
21	Miguel's Jr., Panera Bread
22	McDonald's
23	Taco Bell, Raising Cane's Chicken Fingers, Chipotle Mexican Grill
24	KFC, Taco Bell
25	Carl's Jr., McDonald's, Jack in the Box, Del Taco, Dutch Bros Coffee, Pizza Hut, El Pollo Loco, Starbucks, In-N-Out Burger
27	Starbucks, Jack in the Box, Papa Johns Pizza
28	Jack in the Box, El Rey Mexican Grill, Popeyes Louisiana Kitchen
29	Jack in the Box, Del Taco, McDonald's, Panda Express, Chipotle Mexican Grill, El Pollo Loco, Yellow Basket Restaurant Wildomar, Taco Bell, Dunkin', Habit Burger & Grill
30	Cotija's Mexican Grill & Seafood, Taco Bell, Starbucks, In-N-Out Burger, Miguel's Jr., Jack in the Box, McDonald's,
31	Farmer Boys, El Pollo Loco, Starbucks, Raising Cane's Chicken Fingers, Chipotle Mexican Grill, Chick-fil-A, Jack in the Box, Del Taco
32	Popeyes Louisiana Kitchen, Jack in the Box, Farmer Boys, Carl's Jr., Starbucks, Del Taco, El Burrito Taco Shop
33	McDonald's, Chipotle Mexican Grill, El Pollo Loco, Panda Express
34	Chick-fil-A, Krispy Kreme, Sonic Drive-In, El Pollo Loco, In-N-Out Burger, Panera Bread, Miguel's Jr.
35	Raising Cane's Chicken Fingers, The Coffee Bean & Tea Leaf, Jack in the Box, Taco Bell
36	Wendy's, McDonald's, Dunkin'
37	McDonald's, Del Taco, Starbucks, Archibald's Drive-Thru
38	Del Taco, Carl's Jr., Jack in the Box
39	McDonald's, Starbucks, Chipotle Mexican Grill
40	Alberto's Mexican Food
41	Farmer Boys, Starbucks, Farmer Boys, Sonic Drive-In
42	Starbucks
43	Taco Bell, Wienerschnitzel, Carl's Jr., Wendy's, Raising Cane's Chicken Fingers, Del Taco, Jack in the Box, Panera Bread, Arby's, Popeyes Louisiana Kitchen, In-N-Out Burger
44	Panda Express, Starbucks, McDonald's, Burger King
45	Jack in the Box, Starbucks
46	McDonald's, Starbucks, Carl's Jr., Pizza Hut
47	Jack in the Box, McDonald's, Taco Bell

48	KFC, Starbucks, Del Taco
49	Jack in the Box, Carl's Jr., Taco Bell
50	El Pollo Loco, Wendy's, Starbucks, Del Taco, Burger King
51	McDonald's, Dunkin', Taco Bell
52	Jack in the Box, Popeyes, Panda Express, Starbucks, Carl's Jr.



Surrounding QSR / Restaurants

3	Papa Johns Pizza
5	Mead Valley Outdoor Marketplace, Birriaz
8	Domino's Pizza, Michoacana Pops
9	Chipotle Mexican Grill, Pieology Pizzeria Perris, WaBa Grill
10	Jersey Mike's Subs, Juice It Up!, Samurai Sushi and Grill, Mountain Mike's Pizza, IHOP, Starbucks
11	Sizzler, La Michoacana, Subway
13	Subway, Denny's, Winchell's Donut House
15	Corky's Kitchen & Bakery, Septembers Taproom & Eatery, Primos Mexican Food, Subway, Ono Hawaiian BBQ, PanPan Wok
17	Black Bear Diner, Subway, Domino's Pizza
18	Dairy Queen
19	Chili's Grill & Bar
20	IHOP
21	Ono Hawaiian BBQ
22	Starbucks
25	Denny's, WaBa Grill
26	Pepe's Mexican Restaurant & Cantin, Sports Stop Pub & Grill, Domino's Pizza, The Canyon Cowboy
29	Old Market Grill, WaBa Grill, Denny's, La Michoacana Y Mas, Starbucks, Teakwoods Bar Vs. Grill, Jersey Mike's Subs, Robeks Fresh Juices & Smoothies, Wingstop
30	Chuck E. Cheese
31	Blaze Pizza, Albertos Mexican Food, Jamba, Jersey Mike's Subs
32	Denny's, Cold Stone Creamery, Primos Mexican Food, WaBa Grill, Pizza Factory, Marco's Pizza, The Burger Den
34	Applebee's Grill + Bar, Sharetea, Five Guys, Jersey Mike's Subs, Flame Broiler Texas Roadhouse, Buffalo Wild Wings, Nothing Bundt Cakes, Rubio's Coastal Grill, Pieology Pizzeria, Habit Burger & Grill, Yogurtland, B.J.'s Restaurant & Brewhouse, Red Robin Gourmet Burgers and Brew, Bushfire Kitchen, Breakfast Club, Crumbl, Better Buzz, Chipotle Mexican Grill, Panda Express, Wingstop, Nekter Juice Bar, Ono Hawaiian BBQ, Creamistry,
35	Sapporo Sushi, Firehouse Subs, Cafe Rio Fresh Modern Mexican, Blaze Pizza, WaBa Grill, Jamba, Subway,
36	Olive Garden Italian Restaurant, Luna Grill, Fishbone Seafood, Urbane Café, Tacos & Tequila - Grill & Cantina, Dave's Hot Chicken
37	Mountain Mike's Pizza
38	Pizza Factory, IHOP, Submarina

41	Buffalo Wild Wings, Dave's Hot Chicken, Juice It Up!
42	Sizzler
43	Epic Wings, WaBa Grill, Subway, IHOP, Blaze Pizza, Wingstop, La Michoacana, Tommy's Burgers, Denny's, Applebee's Grill + Bar,
44	Polly's Pies Restaurant & Bakery, Red Robin Gourmet Burgers and Brews, Chili's Grill & Bar, Chuck E. Cheese, Domino's Pizza, Chipotle Mexican Grill, Ono Hawaiian BBQ
47	Little Caesars Pizza
48	Domino's Pizza
50	Jersey Mike's Subs, Wingstop
51	Pizza Hut
52	Denny's, Subway



Surrounding Hotels

	No. Rooms/Units	
1	Hampton Inn Riverside March Air Reserve Base	75
1	Home2 Suites by Hilton Riverside March Air Reserve Base	75
3	Perris Hotel Inn and Suites	103
4	Menifee Inn	52
5	Motel 6 Menifee	59
6	Fairfield Inn & Suites Menifee	99
7	Rodeway Inn & Suites Canyon Lake-Menifee West	34
8	Holiday Inn Express & Suites Lake Elsinore, an IHG Hotel	73
9	Studio 6 Lake Elsinore	29
10	Best Western Plus Lake Elsinore Inn & Suites	71
11	Quality Inn Lake Elsinore I-15	56
12	Econo Lodge Lake Elsinore Casino	91
13	Motel 6 Hemet	96
14	Hampton Inn & Suites Hemet	84
15	Golden Village Palms RV Resort	1,019 units
16	Best Western Plus Diamond Valley Inn	66
17	Studio 6 Hemet	40
18	Travelodge by Wyndham Hemet	74
19	Royal Inn & Suites Hemet	34
20	Quality Inn Hemet - San Jacinto	46
21	Vagabond Inn Hemet	27
22	Soboba Casino Resort	200

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